



## Legislation Text

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**File #:** FP-1617-15, **Version:** 1

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CONSIDERATION OF A FINAL PLAT FOR JOLLEY ADDITION (INCLUDING A REPLAT OF OLIVET BAPTIST MISSION) AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF 36TH AVENUE N.W. AND CASCADE BOULEVARD)

**BACKGROUND:** This item is a final plat for Jolley Addition, including a re-plat of Olivet Baptist Mission, and is located at the northwest corner of the intersection of 36<sup>th</sup> Avenue N.W. and Cascade Boulevard. This final plat consists of 6.3 acres. The church portion consists of 4.47 acres. The commercial property consists of 1.83 acres, with one lot including a restaurant and retail shops. City Council, at its meeting of July 12, 1988, adopted Ordinance O-8788-58 placing a portion of this property in the RM-2, Low Density Apartment District with permissive use for a church. City Council, at its meeting of September 27, 2016, adopted Ordinance O-1617-2 placing a portion of this property in C-1, Local Commercial District. Also, at its same meeting of September 27, 2016, City Council approved the preliminary plat for Jolley Addition, including Olivet Baptist Church. The City Development Committee, at its meeting on May 31, 2017, reviewed and approved the program of public improvements and final plat for Jolley Addition including a re-plat of Olivet Baptist Mission and submitted it to City Council for consideration.

**DISCUSSION:** The public improvements required of this plat consist of water mains with fire hydrants, sidewalks adjacent to 36<sup>th</sup> Avenue N.W. and Cascade Boulevard, and a sanitary sewer main. Also, stormwater will be conveyed to a proposed privately maintained underground detention facility within the commercial property. A traffic impact fee in the amount of \$19,718 for traffic signal improvements at 36<sup>th</sup> Avenue N.W. and Cascade Boulevard will be required prior to filing the final plat.

**RECOMMENDATION:** Based upon the above information, staff recommends acceptance of the public dedications, approval of the final plat and the filing of the final plat, subject to completion of public improvements or bonding. The City Development Committee will ensure completion of all required public improvements or bonds and will recommend that the Mayor sign the final plat and bonds.